

PREPARED BY AND RETURN TO: JAMES E. WOODS

WOODS and SNYDER Aug 25 9 41 AM '94

P. O. Box 456

Olive Branch, MS 38654

(601) 895-2996

BK 275 PG 3  
W.E. DAVIS, CH. CLK.

By: G. Stanley

WARRANTY DEED

JAMES R. FLYNN, ET AL,

GRANTORS

TO

NANCY C. THOMAS,

GRANTEE

FOR AND IN CONSIDERATION of the sum of Ten Dollars (\$10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, We, JAMES R. FLYNN, GERALD T. FLYNN, JOSEPH M. FLYNN, KATHRYN M. WAGNER, MARY I. FORTE, MARGARET ANN WALLACE, DWIGHT HAROLD FLYNN, CYNTHIA ANNETTE SHARBER, CHARLES MONROE FLYNN and WINFRED ROBERT FLYNN, do hereby sell, convey and warrant unto NANCY C. THOMAS, all our right, title and interest in and to the land lying and being situated in DeSoto County, Mississippi, described as follows, to-wit:

13.05 acres situated in the Southeast Quarter of the Southwest Quarter and the Southwest Quarter of the Southwest Quarter of Section 34, Township 2 South, Range 6 West, DeSoto County, Mississippi and being more particularly described as Commencing at an iron pipe found at the Southwest corner of said J. R. Flynn tract said point being on the South line of Section 34 and being 969.00 feet East of the Southwest corner of said Section 34; thence North 08°-22'-42" West a distance of 142.24 feet to a P.K. nail set in the centerline of Byhalia Road said point being the Point of Beginning for the following tract; thence North 08°-22'-42" West a distance of 287.38 feet to an iron stake found; thence South 89°-12'-53" West a distance of 44.56 feet to an iron stake found; thence North 05°-54'-29" West a distance of 507.84 feet to an iron pipe found; thence South 89°-53'-07" East a distance of 718.40 feet to a point; thence South 01°-18'-46" West a distance of 931.39 feet to a P.K. nail set in the centerline of Byhalia Road; thence North 87°-57'-51" West along the centerline of Byhalia Road a distance of 211.29 feet to a point; thence along a curve to the right with a radius of 327.36 feet, an arc length of 131.44 feet, and a central angle of 23°-00'-22" to a point; thence North 64°-57'-29" West along the centerline of Byhalia Road a distance of 243.19 feet to the point of beginning and containing 13.05 acres subject to existing easements right-of-ways and subdivision and zoning regulations in effect in DeSoto County, Mississippi.

The warranty in this Deed is subject to subdivision and zoning regulations in effect in DeSoto County, Mississippi and rights-of-way and easements for public roads and public utilities.

By way of explanation, the above described land was owned by Mildred B. Flynn during her lifetime. Mildred B. Flynn died testate on or about September 16, 1993, and her

estate is administered in Cause Number 93-11-1327, Chancery Clerk's Office of DeSoto County, Mississippi. Her Will is recorded in Will Book \_\_\_\_\_, Page \_\_\_\_\_, Chancery Clerk's Office of DeSoto County, Mississippi. The Grantor's herein are the named beneficiaries under the Will along with the Grantee. The Grantee was devised under the Will the residence of Mrs. Flynn and 1.69 acres. This conveyance includes that property as well as the additional acreage, which fair consideration is being paid by the said Nancy Carolyn Flynn Thomas to the Grantors. Winfred Curtis Flynn is deceased, as noted his children are named in the Will and have joined in the Deed.

Taxes for the year 1994 are to be assumed by the Grantee and possession is to take place upon the delivery of this Deed.

WITNESS OUR SIGNATURES, this the 21<sup>st</sup> day of June, 1994.

James R. Flynn  
JAMES R. FLYNN

Gerald T. Flynn  
GERALD T. FLYNN

Joseph M. Flynn  
JOSEPH M. FLYNN

Kathryn M. Wagner  
KATHRYN M. WAGNER

Mary I. Forte  
MARY I. FORTE

Margaret Ann Wallace  
MARGARET ANN WALLACE

Dwight Harold Flynn  
DWIGHT HAROLD FLYNN

Cynthia Annette Sharber  
CYNTHIA ANNETTE SHARBER

Charles Monroe Flynn  
CHARLES MONROE FLYNN

Winfred R. Flynn  
WINFRED ROBERT FLYNN

STATE OF Mississippi  
COUNTY OF DeSoto

This day personally appeared before me, the undersigned authority in and for said County and State, the within named JAMES R. FLYNN, who acknowledged that he signed and delivered the above and foregoing WARRANTY DEED on the day and date therein mentioned as his free and voluntary act and deed and for the purposes therein expressed.

GIVEN UNDER MY HAND and Official Seal of Office, this the 16<sup>th</sup> day of August, 1994.

Victoria B. Griffith  
NOTARY PUBLIC

My Commission Expires:

12-18-94

STATE OF OHIO  
COUNTY OF LORAIN

This day personally appeared before me, the undersigned authority in and for said County and State, the within named GERALD T. FLYNN, who acknowledged that he signed and delivered the above and foregoing WARRANTY DEED on the day and date therein mentioned as his free and voluntary act and deed and for the purposes therein expressed.

GIVEN UNDER MY HAND and Official Seal of Office, this the 16 day of JULY, 1994.

Elaine M. Mabe  
NOTARY PUBLIC

My Commission Expires:

April 1, 1997

STATE OF Mississippi  
COUNTY OF DeSoto

This day personally appeared before me, the undersigned authority in and for said County and State, the within named JOSEPH M. FLYNN, who acknowledged that he signed and delivered the above and foregoing WARRANTY DEED on the day and date therein mentioned as his free and voluntary act and deed and for the purposes therein expressed.

GIVEN UNDER MY HAND and Official Seal of Office, this the 18<sup>th</sup> day of August, 1994.

Victoria B. Griffith  
NOTARY PUBLIC

My Commission Expires:

12-18-94

# CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California

County of Ventura

BOOK 275 PAGE 6

On 6/21/94 before me, MONICA R. MURRAY, Notary Public

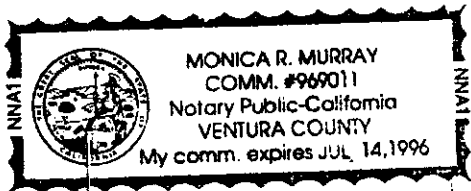
DATE

NAME, TITLE OF OFFICER - E.G., "JANE DOE, NOTARY PUBLIC"

personally appeared Kathryn M. Wagner

NAME(S) OF SIGNER(S)

☐ personally known to me - OR ☒ proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



WITNESS my hand and official seal.

Monica R. Murray  
SIGNATURE OF NOTARY

## OPTIONAL SECTION

### CAPACITY CLAIMED BY SIGNER

Though statute does not require the Notary fill in the data below, doing so may prove invaluable to persons relying on the document.

☒ INDIVIDUAL  
☐ CORPORATE OFFICER(S)

TITLE(S)

☐ PARTNER(S) ☐ LIMITED  
☐ GENERAL  
☐ ATTORNEY-IN-FACT  
☐ TRUSTEE(S)  
☐ GUARDIAN/CONSERVATOR  
☐ OTHER: \_\_\_\_\_

### SIGNER IS REPRESENTING:

NAME OF PERSON(S) OR ENTITY(IES)

THIS CERTIFICATE MUST BE ATTACHED TO THE DOCUMENT DESCRIBED AT RIGHT:

TITLE OR TYPE OF DOCUMENT Warranty Deed

NUMBER OF PAGES 2 DATE OF DOCUMENT 6-21-94

Though the data requested here is not required by law, it could prevent fraudulent reattachment of this form.

SIGNER(S) OTHER THAN NAMED ABOVE yes - 9 signers

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STATE OF Mississippi

COUNTY OF DeSoto

This day personally appeared before me, the undersigned authority in and for said County and State, the within named MARY I. FORTE, who acknowledged that she signed and delivered the above and foregoing WARRANTY DEED on the day and date therein mentioned as her free and voluntary act and deed and for the purposes therein expressed.

GIVEN UNDER MY HAND and Official Seal of Office, this the 8<sup>th</sup> day of August, 1994.

Whitonia B. Shiffith  
NOTARY PUBLIC

My Commission Expires:

12-18-94

STATE OF Mississippi

COUNTY OF DeSoto

This day personally appeared before me, the undersigned authority in and for said County and State, the within named MARGARET ANN WALLACE, who acknowledged that she signed and delivered the above and foregoing WARRANTY DEED on the day and date therein mentioned as her free and voluntary act and deed and for the purposes therein expressed.

GIVEN UNDER MY HAND and Official Seal of Office, this the 5<sup>th</sup> day of August, 1994.

Whitonia B. Shiffith  
NOTARY PUBLIC

My Commission Expires:

12-18-94

STATE OF MississippiCOUNTY OF DeSoto

This day personally appeared before me, the undersigned authority in and for said County and State, the within named DWIGHT HAROLD FLYNN, who acknowledged that he signed and delivered the above and foregoing WARRANTY DEED on the day and date therein mentioned as his free and voluntary act and deed and for the purposes therein expressed.

GIVEN UNDER MY HAND and Official Seal of Office, this the 12th day of August, 1994.

Victoria B. Griffith  
NOTARY PUBLIC

My Commission Expires:

12-18-94

STATE OF MississippiCOUNTY OF DeSoto

This day personally appeared before me, the undersigned authority in and for said County and State, the within named CYNTHIA ANNETTE SHARBER, who acknowledged that she signed and delivered the above and foregoing WARRANTY DEED on the day and date therein mentioned as her free and voluntary act and deed and for the purposes therein expressed.

GIVEN UNDER MY HAND and Official Seal of Office, this the 2nd day of August, 1994.

Victoria B. Griffith  
NOTARY PUBLIC

My Commission Expires:

12-18-94

STATE OF CaliforniaCOUNTY OF San Bernardino

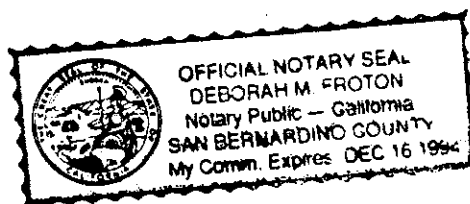
This day personally appeared before me, the undersigned authority in and for said County and State, the within named CHARLES MONROE FLYNN, who acknowledged that he signed and delivered the above and foregoing WARRANTY DEED on the day and date therein mentioned as his free and voluntary act and deed and for the purposes therein expressed.

GIVEN UNDER MY HAND and Official Seal of Office, this the 1st day of July, 1994.

Deborah M. Froton  
NOTARY PUBLIC

My Commission Expires:

12-16-94



STATE OF Mississippi  
 COUNTY OF DeSoto

This day personally appeared before me, the undersigned authority in and for said County and State, the within named WINFRED ROBERT FLYNN, who acknowledged that he signed and delivered the above and foregoing WARRANTY DEED on the day and date therein mentioned as his free and voluntary act and deed and for the purposes therein expressed.

GIVEN UNDER MY HAND and Official Seal of Office, this the 5th day of August, 1994.

Victoria B. Griffith  
 NOTARY PUBLIC

My Commission Expires:

12-18-94

GRANTOR'S ADDRESS:

James R. Flynn  
 3949 Pleasant Hill Road  
 Olive Branch, MS 38654  
 Hm. Phone: 895-6905  
 Wk. Phone: 645-6741

Gerald T. Flynn  
 200 Kensington Road  
 Vermillion, OH 44089  
 Hm. Phone: 216-967-4635  
 Wk. Phone: 216-282-0480

Joseph M. Flynn  
 9195 Highway 304  
 Olive Branch, MS 38654  
 Hm. Phone: none  
 Wk. Phone: none

Kathryn M. Wagner  
 161 LaPlaza  
 Ojai, CA 93023  
 Hm. Phone: 805-646-0133  
 Wk. Phone: none

Mary I. Forte  
 7891 Bethel Road  
 Olive Branch, MS 38654  
 Hm. Phone: 895-6450  
 Wk. Phone: none

Margaret Ann Wallace  
 Box 78  
 Independence, MS 38638  
 Hm. Phone: 601-233-4087  
 Wk. Phone: 601-562-8226

GRANTEE'S ADDRESS:

Nancy C. Thomas  
 3597 Voltaire Avenue  
 Memphis, TN 38128  
 Hm. Phone: 901-3863317  
 Wk. Phone: 901-7755200

Dwight Harold Flynn  
2967 Old Pigeon Roost Rd.  
Byhalia, MS 38611  
Hm. Phone: 838-2227  
Wk. Phone: 895-8686

Cynthia Jeanette Sharber  
2967 Old Pigeon Roost Rd.  
Byhalia, MS 38611  
Hm. Phone: 838-2227  
Wk. Phone: none

Charles Monroe Flynn  
P.O. Box 2285  
Rialto, CA 92376  
Hm. Phone: None Contact # 909-381-5333  
Wk. Phone: Unknown

Winfred Robert Flynn  
898 Valley Springs Rd.  
Southaven, MS 38671  
Hm. Phone: 342-7840  
Wk. Phone: none